

011.A

0001

0327.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

452,200 / 452,200

USE VALUE:

452,200 / 452,200

ASSESSED:

452,200 / 452,200

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
60		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	BRENTWOOD REALTY PARTNERS LLC	Unit #:	327
Owner 2:			
Owner 3:			

Street 1: 60 PLEASANT ST #G12

Street 2:

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:		Own Occ:	N
Postal:	02476		Type:		

PREVIOUS OWNER

Owner 1:	CARR DAVID W/EXECUTOR -
Owner 2:	ESTATE OF DAVID P WILFERT -

Street 1: 4 NEWMAN WAY

Twn/City: ARLINGTON

St/Prov:	MA	Cntry:	
Postal:	02476		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Veneer Exterior and 902 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6031																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	452,200			452,200		149244
							GIS Ref
							GIS Ref
							Insp Date
							10/11/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	439,100	0	.	.	439,100	439,100	Year End Roll	12/18/2019
2019	102	FV	369,900	0	.	.	369,900	369,900	Year End Roll	1/3/2019
2018	102	FV	304,200	0	.	.	304,200	304,200	Year End Roll	12/20/2017
2017	102	FV	282,300	0	.	.	282,300	282,300	Year End Roll	1/3/2017
2016	102	FV	282,300	0	.	.	282,300	282,300	Year End	1/4/2016
2015	102	FV	253,800	0	.	.	253,800	253,800	Year End Roll	12/11/2014
2014	102	FV	222,500	0	.	.	222,500	222,500	Year End Roll	12/16/2013
2013	102	FV	222,500	0	.	.	222,500	222,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CARR DAVID WEX	61727-307		5/2/2013	Mult Lots	12,465,000	No	No		
WILFERT DAVID P	61727-298		5/2/2013	Mult Lots	99	No	No		
	18071-350		4/1/1987			No	No	N	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/11/2017										Measured	DGM	D Mann
5/6/2000										197	PATRIOT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type:	7 - Condo Garden			Full Bath:	1	Rating:	Average	Building Number 1.															
Sty Ht:	5 - 5 Story			A Bath:		Rating:																	
(Liv) Units:	1	Total:	1	3/4 Bath:		Rating:																	
Foundation:	1 - Concrete			A 3QBth:		Rating:																	
Frame:	2 - Steel			1/2 Bath:		Rating:																	
Prime Wall:	8 - Brick Veneer			A HBth:		Rating:																	
Sec Wall:		%		OthrFix:		Rating:																	
Roof Struct:	4 - Flat			OTHER FEATURES																			
Roof Cover:	4 - Tar & Gravel			Kits:	1	Rating:	Average																
Color:	BRICK			A Kits:		Rating:																	
View / Desir:	V - Very Good			Frl:		Rating:																	
GENERAL INFORMATION				WSFlue:		Rating:																	
Grade:	C - Average			CONDOS INFORMATION																			
Year Blt:	1971	Eff Yr Blt:		Location:	R - Rear																		
Alt LUC:		Alt %:		Total Units:																			
Jurisdct:		Fact:	.	Floor:	3 - 3rd Floor																		
Const Mod:				% Own:	0.903699994																		
Lump Sum Adj:				Name:	16 - 6031																		
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN											
Avg Ht/FL:	STD			Phys Cond:	AV - Average	28.	%	Exterior:		No Unit	RMS	BRS	FL										
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	4	2	0										
Sec Int Wall:		%		Economic:			%	Additions:															
Partition:	T - Typical			Special:			%	Kitchen:															
Prim Floors:	4 - Carpet			Override:			%	Baths:															
Sec Floors:		%		Total:	28.8	%		Plumbing:															
Bsmnt Flr:				CALC SUMMARY				Electric:															
Subfloor:				Basic \$ / SQ:	320.00			Heating:															
Bsmnt Gar:				Size Adj.:	1.16518855			General:															
Electric:	3 - Typical			Const Adj.:	1.31182897			COMPARABLE SALES				SUB AREA											
Insulation:	2 - Typical			Adj \$ / SQ:	489.129			Rate	Parcel ID	Typ	Date	Sale Price	SUB AREA DETAIL										
Int vs Ext:	S			Other Features:	32816								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
Heat Fuel:	3 - Electric			Grade Factor:	1.00								GLA	Gross Liv Ar	902	489.130	441,194						
Heat Type:	6 - Elec Base/B			NBHD Inf:	1.34000003																		
# Heat Sys:	1			NBHD Mod:																			
% Heated:	100	% AC:	100	LUC Factor:	1.00																		
Solar HW:	NO	Central Vac:	NO	Adj Total:	635174																		
% Com Wall:		% Sprinkled:		Depreciation:	182930			Juris. Factor:		Before Depr:	655.43												
				Deprecated Total:	452244			Special Features:	0	Val/Su Net:	501.33												
								Final Total:	452200	Val/Su SzAd:	501.33												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 011.A-0001-0327.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items:				Total Special Features:							Total:							
AssessPro Patriot Properties, Inc																							
																							